

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address Including suburb and postcode	1/46 Sweeney Drive, Narre Warren Vic 3805
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price	\$-		or range between		
		Townhouse 1	\$695,000	&	\$750,000

### Median sale price

Median price	\$740,000	Property type	House	Suburb	Narre Warren
Period - From	Jan 2024	to	Dec 2024	Source	<a href="https://www.realestate.com.au/vic/narre-warren-3805/">https://www.realestate.com.au/vic/narre-warren-3805/</a>

### Comparable property sales (\*Delete A or B below as applicable)

A\* ~~These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

Address of comparable property	Price	Date of sale
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OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

**4 bedrooms 3 bathrooms and double lockup garage double storey townhouse has no comparable.**

This Statement of Information was prepared on:	24/01/2025
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